

**Minutes CPIC October 5<sup>th</sup>, 2009, 3 p.m.**

**Present: J. Papacosma, B. Taylor, E. Martz, R. Brooks, D. Chipman, L. Huntington, Planner C. Tukey, Codes Officer B. Wells**

**Minutes from September 28<sup>th</sup> were approved.**

**Subdivision Ordinances - lot sizes**

**Discussed 1 acre lot size in growth area subdivisions with Bill Wells, who felt this change makes sense.**

**Rural Area – John suggested we might remove the 2 acre lot size in rural subdivisions and just use the alternative lot size to ensure 50% open space in subdivision.**

**Going Forward**

**Carol suggested that we define village boundaries first.**

**Second, we should take our thoughts about village boundaries and 1 acre lots in village subdivisions to public meetings, providing opportunity for discussion and revision .**

**Alternatives should be offered for the public to consider; for example:**

- 1. either 1 acre lot sizes or smaller lot sizes with clustering required in village subdivisions**
- 2. policy changes to encourage business in specific growth areas**

**Density Buildout Possibilities for Consultants to Work Out**

- 1. under current subdivision ordinance**
- 2. with 1 acre lots in village subdivisions, no other changes**
- 3. with lot sizes of other acreage**

**The committee and the public need to be able to compare and discuss the numbers.**

**Building Permits in Recent Years – Robin Brooks**

**Robin reported there were 18 new home permits in 2008 and 11 in 2009; there were no commercial permits issued in those years.**

**Elsa moved, and it was seconded and VOTED 5-1, that, “In villages, we permit subdivisions of 1 acre (40,000 sq ft) per dwelling unit, with clustering recommended; mixed use development.”**

**CPIC members agreed to take three to look at potential village areas:**

**Dates were set for meeting at the Town Offices:**

**Saturday, October 10<sup>th</sup>, at 9 a.m. to Great Island**

**Monday, October 12<sup>th</sup>, at 9 a.m. to Harpswell Neck**

**Thursday, October 15<sup>th</sup>, at 9 a.m. to Orr’s and Bailey Islands**

**New maps showing every lot and its acreage throughout town will be used.**

**The next CPIC meeting is scheduled for October 19<sup>th</sup> at 3 p.m.**

**Adjourned at 5 p.m.**

**Respectfully submitted, Louise Huntington**

**Next meeting Monday, October 19<sup>th</sup>, 2009, 3 p.m.**